



**Orchard Way, Wymondham, NR18 0NZ**

**welcome to**

**Orchard Way, Wymondham**

A well-presented three bedroom semi-detached property ideally located near town centre. This spacious home features bright lounge diner, separate kitchen, and three generous size bedrooms.



## Description

Situated in a popular residential area within easy reach of the town centre, this well-maintained three-bedroom semi-detached property offers spacious and versatile living accommodation, ideal for families, first-time buyers.

Upon entering the home, you are welcomed into a bright and airy entrance hall leading through to a generous lounge diner, perfect for relaxing and entertaining. This dual-purpose living space benefits from plenty of natural light and offers ample room for both comfortable seating and a family-sized dining table.

The separate kitchen is well-proportioned and thoughtfully laid out, featuring a range of fitted units with worktop space, storage solutions, and space for appliances. A door provides direct access to the rear garden, making it practical for outdoor dining and summer entertaining.

Upstairs, the property boasts three good-sized bedrooms, all neutrally decorated and offering flexible space for family living, guest rooms, or home working. The accommodation is completed by a family bathroom with three-piece suite.

Outside, the property enjoys both front and rear gardens. The rear garden is a standout feature, offering a private and enclosed space with a patio area, ideal for alfresco dining and outdoor enjoyment. A single door provides direct access to the garage, offering useful storage or off-street parking, with potential for further development subject to planning.

The front garden adds curb appeal and enhances

## Entrance Hall

Under stair storage, room for shoe & coat storage

## Lounge/Diner

21' 4" x 11' 10" ( 6.50m x 3.61m )

Front aspect window, large sofa, door leading to the conservatory with space for a 6 seater table

## Kitchen

12' 8" x 7' 9" ( 3.86m x 2.36m )

Slimline kitchen with ample storage space

## Conservatory

Complete with wrap around windows and doors leading to the rear garden

## Landing

Airing cupboard and loft access

## Bedroom One

12' 6" x 9' 3" ( 3.81m x 2.82m )

Double bedroom, large wardrobe space for a desk.

Front facing window

## Bedroom Two

10' 9" x 8' 4" ( 3.28m x 2.54m )

Over stair storage cupboard, double bedroom with front facing window

## Bedroom Three

9' 3" x 7' 7" ( 2.82m x 2.31m )

Double bedroom, rear facing window

## Bathroom

Three piece suite

## Front Garden

grass area hedged off

## Rear Garden

Patio, single door to garage



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## **Orchard Way, Wymondham**

- Close to Town Centre
- Semi Detached
- Three Bedrooms
- Garage
- Front & Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers in excess of

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WYM108823 - 0007

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**william h brown**



**01953 602578**



[Wymondham@williamhbrown.co.uk](mailto:Wymondham@williamhbrown.co.uk)



27 Market Street, WYMONDHAM, Norfolk,  
NR18 0AJ



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**